HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

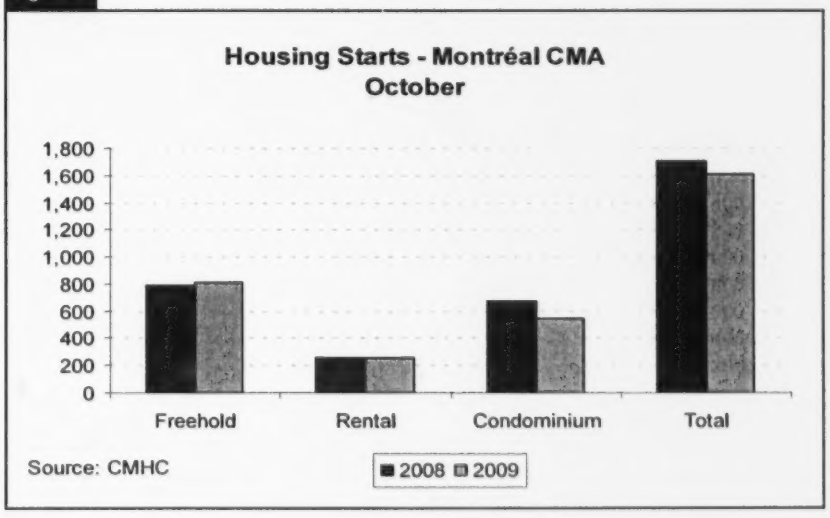
Date Released: November 2009

MONTREAL METROPOLITAN AREA HOUSING STARTS IN OCTOBER 2009

The latest starts survey conducted in October by Canada Mortgage and Housing Corporation (CMHC) revealed that construction got under way on 1,606 housing units in the Montréal census metropolitan area (CMA), compared to 1,704 in October 2008.

The slowdown observed this past month (-6 per cent) would have been more pronounced had it not been for the increase in single-detached home starts (+8 per cent).

Figure 1



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As for multiple-unit housing starts, they fell by 12 per cent this past month, compared to October 2008. The extent of the decline was largely attributable to the marked decrease in activity (-20 per cent) in the condominium segment, which accounted for more than half of all new multi-family housing units.

Semi-detached and row home starts registered a decrease of 6 per cent in October, versus the same month last year. This slowdown was entirely due to the decline in activity of 23 per cent recorded in the North Crown as, in other large geographic sectors, starts remained at least stable in comparison with October 2008.

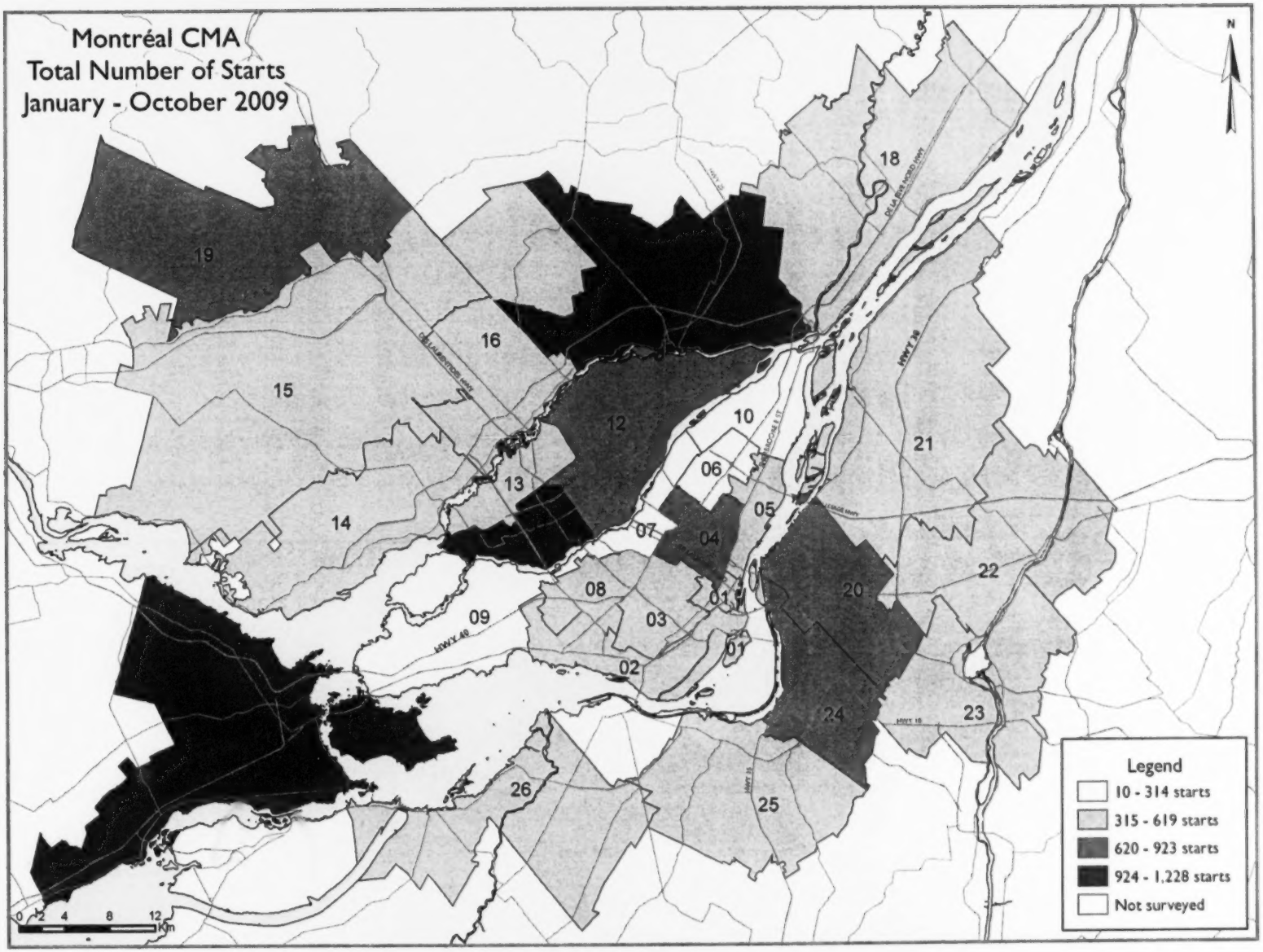
In the rental segment, slightly more starts were enumerated this past October (256 units) than in October 2008 (251 units). Almost 8 out of 10 rental housing units were started in the North Crown, where several projects of this type got under way.

Out of all the housing types, condominiums sustained the largest year-over-year drop (-20 per cent) this past month. Condominium construction declined in almost all large geographic sectors of the CMA, but especially on the Island of Montréal (-49 per cent) and in the North Crown (-25 per cent), which drew down the overall results.

The large geographic sectors posted varying performances. The Island of Montréal registered the greatest decrease in activity (-40 per cent). The 40-per-cent drop in multiple-unit housing starts, which accounted for nearly 9 out of 10 starts in this geographic sector, weighed heavily in the balance. The decline was smaller (-3 per cent) in the North Crown, as the 11-per-cent decrease in multiple-family housing construction was partially offset by the 10-per-cent increase in single-detached home building. And, starts rose by 8 per cent in the South Crown, where gains were recorded for both single-detached homes (+18 per cent) and multi-unit housing (+4 per cent).

Lastly, as was the case this past September, Vaudreuil-Soulanges was the sector that posted the largest increase in activity (+13 per cent). The 25-per-cent hike in multi-family housing starts more than compensated for the 2-per-cent drop in new single-detached homes. It should be noted that Vaudreuil-Soulanges was the only sector where the starts volume for the first ten months of the year was ahead (+7 per cent) of the level recorded for the same period in 2008.

Last month's results brought the year-over-year decline to 18 per cent for the period from January to October.


Montréal CMA
Total Number of Starts
January - October 2009
N
Legend
10 - 314 starts
315 - 619 starts
620 - 923 starts
924 - 1,228 starts
Not surveyed
0 2 4 8 12 Km
01
02
03
04
05
06
08
09
10
12
13
14
15
16
18
19
20
21
22
23
24
25
26

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2009	597	108	106	0	18	521	0	256	1,606
October 2008	555	86	142	0	39	631	0	165	1,704
% Change	7.6	25.6	-25.4	n/a	-53.8	-17.4	n/a	55.2	-5.8
Year-to-date 2009	4,383	848	961	0	188	5,301	32	2,780	15,094
Year-to-date 2008	5,780	880	1,061	0	211	6,488	13	3,563	18,300
% Change	-24.2	-3.6	-9.4	n/a	-10.9	-18.3	146.2	-22.0	-17.5
UNDER CONSTRUCTION									
October 2009	2,180	426	593	0	233	4,937	8	2,820	11,708
October 2008	2,420	366	538	0	215	5,739	4	3,856	13,276
% Change	-9.9	16.4	10.2	n/a	8.4	-14.0	100.0	-26.9	-11.8
COMPLETIONS									
October 2009	490	108	125	0	35	510	0	140	1,490
October 2008	624	72	79	0	44	595	0	667	2,223
% Change	-21.5	50.0	58.2	n/a	-20.5	-14.3	n/a	-79.0	-33.0
Year-to-date 2009	4,292	760	983	0	209	6,112	24	3,685	16,309
Year-to-date 2008	6,219	888	904	0	424	5,289	44	5,331	20,048
% Change	-31.0	-14.4	8.7	n/a	-50.7	15.6	-45.5	-30.9	-18.7
COMPLETED & NOT ABSORBED									
October 2009	516	133	175	0	47	1,464	0	2,292	4,627
October 2008	633	140	102	0	73	1,657	5	2,235	4,845
% Change	-18.5	-5.0	71.6	n/a	-35.6	-11.6	-100.0	2.6	-4.5
ABSORBED									
October 2009	468	104	111	0	26	586	0	184	1,479
October 2008	599	81	78	0	44	714	0	463	1,979
% Change	-21.9	28.4	42.3	n/a	-40.9	-17.9	n/a	-60.3	-25.3
Year-to-date 2009	4,417	780	954	0	239	6,280	29	3,756	16,455
Year-to-date 2008	6,166	857	894	0	445	5,661	42	4,625	18,722
% Change	-28.4	-9.0	6.7	n/a	-46.3	10.9	-31.0	-18.8	-12.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
October 2009	24	14	12	0	14	113	0	17	194
October 2008	41	18	2	0	32	215	0	14	322
Laval									
October 2009	73	8	0	0	0	42	0	55	178
October 2008	59	8	19	0	0	100	0	54	240
Rive-Nord									
October 2009	280	26	55	0	0	107	0	142	610
October 2008	261	6	83	0	0	99	0	72	571
Rive-Sud									
October 2009	179	56	27	0	4	211	0	36	513
October 2008	152	54	22	0	7	213	0	25	473
Vaudreuil-Soulanges									
October 2009	41	4	12	0	0	48	0	6	111
October 2008	42	0	16	0	0	4	0	0	98
Montréal CMA									
October 2009	597	108	106	0	18	521	0	256	1,606
October 2008	555	86	142	0	39	631	0	165	1,704
UNDER CONSTRUCTION									
Île de Montréal									
October 2009	179	68	116	0	136	2,421	0	393	3,694
October 2008	208	54	120	0	84	3,373	0	1,224	5,115
Laval									
October 2009	325	78	70	0	0	664	0	735	1,916
October 2008	340	66	126	0	0	537	0	1,047	2,116
Rive-Nord									
October 2009	885	70	263	0	8	485	0	499	2,260
October 2008	987	46	220	0	0	707	0	738	2,748
Rive-Sud									
October 2009	600	194	101	0	57	1,120	0	946	3,054
October 2008	620	174	37	0	112	1,019	4	817	2,783
Vaudreuil-Soulanges									
October 2009	191	16	43	0	32	247	8	247	784
October 2008	265	26	35	0	19	103	0	30	514
Montréal CMA									
October 2009	2,180	426	593	0	233	4,937	8	2,820	11,708
October 2008	2,420	366	538	0	215	5,739	4	3,856	13,276

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
October 2009	14	10	17	0	18	116	0	6	181
October 2008	55	18	14	0	33	402	0	394	1,058
Laval									
October 2009	46	10	10	0	0	114	0	20	200
October 2008	77	6	13	0	0	30	0	0	126
Rive-Nord									
October 2009	245	20	42	0	0	81	0	58	446
October 2008	254	24	30	0	0	93	0	243	644
Rive-Sud									
October 2009	142	66	56	0	17	199	0	56	536
October 2008	180	24	13	0	7	63	0	30	317
Vaudreuil-Soulanges									
October 2009	43	2	0	0	0	0	0	0	127
October 2008	58	0	9	0	4	7	0	0	78
Montréal CMA									
October 2009	490	108	125	0	35	510	0	140	1,490
October 2008	624	72	79	0	44	595	0	667	2,223
COMPLETED & NOT ABSORBED									
Île de Montréal									
October 2009	39	27	42	0	27	572	0	776	1,483
October 2008	56	27	26	0	39	952	0	1,113	2,213
Laval									
October 2009	65	11	40	0	0	243	0	674	1,033
October 2008	102	24	14	0	3	206	5	382	736
Rive-Nord									
October 2009	257	32	64	0	2	254	0	487	1,096
October 2008	280	39	31	0	3	313	0	601	1,267
Rive-Sud									
October 2009	105	61	21	0	17	382	0	353	939
October 2008	139	39	9	0	24	141	0	126	478
Vaudreuil-Soulanges									
October 2009	50	2	8	0	1	13	0	2	76
October 2008	56	11	22	0	4	45	0	13	151
Montréal CMA									
October 2009	516	133	175	0	47	1,464	0	2,292	4,627
October 2008	633	140	102	0	73	1,657	5	2,235	4,845

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket October 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
October 2009	10	11	14	0	12	246	0	34	327
October 2008	52	14	19	0	30	478	0	156	749
Laval									
October 2009	49	11	11	0	0	59	0	57	187
October 2008	78	13	7	0	1	49	0	134	282
Rive-Nord									
October 2009	203	18	29	0	0	67	0	50	367
October 2008	240	18	29	0	0	104	0	127	518
Rive-Sud									
October 2009	152	60	55	0	14	212	0	43	536
October 2008	174	36	13	0	10	76	0	42	351
Vaudreuil-Soulanges									
October 2009	54	4	2	0	0	2	0	0	62
October 2008	55	0	10	0	3	7	0	4	79
Montréal CMA									
October 2009	468	104	111	0	26	586	0	184	1,479
October 2008	599	81	78	0	44	714	0	463	1,979

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type October 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	80	61	80	61	31.1
Zone 3	2	0	0	0	0	0	0	2	2	2	0.0
Zone 4	1	0	0	0	0	0	32	0	33	0	n/a
Zone 5	0	0	0	0	14	0	9	130	23	130	-82.3
Zone 6	0	2	0	0	0	8	0	0	0	10	-100.0
Zone 7	1	1	0	0	0	0	3	0	4	1	**
Zone 8	4	8	0	0	8	24	0	22	12	54	-77.8
Zone 9	15	20	10	2	0	0	0	12	25	34	-26.5
Zone 10	1	10	4	16	0	0	10	4	15	30	-50.0
Zone 11	21	18	0	0	0	0	92	128	113	146	-22.6
Zone 12	11	9	8	6	0	19	5	8	24	42	-42.9
Zone 13	41	32	0	2	0	0	0	18	41	52	-21.2
Zone 14	31	60	2	0	3	0	28	23	64	83	-22.9
Zone 15	35	21	0	0	0	6	92	44	127	71	78.9
Zone 16	30	19	2	0	0	29	68	24	100	72	38.9
Zone 17	90	70	2	0	0	0	75	36	167	106	57.5
Zone 18	43	42	20	4	0	0	16	76	79	122	-35.2
Zone 19	51	49	0	2	0	0	22	66	73	117	-37.6
Zone 20	20	25	6	2	4	4	92	76	122	107	14.0
Zone 21	30	22	6	6	0	0	22	48	58	76	-23.7
Zone 22	16	19	0	12	18	10	16	31	50	72	-30.6
Zone 23	24	27	8	2	0	0	0	0	32	29	10.3
Zone 24	32	13	6	6	0	0	87	36	125	55	127.3
Zone 25	24	19	14	22	3	11	12	36	53	88	-39.8
Zone 26	33	27	16	4	4	4	20	11	73	46	58.7
Zone 27	41	42	4	0	8	16	58	40	111	98	13.3
Montréal CMA	597	555	108	86	62	131	839	932	1,606	1,704	-5.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Zone 1	2	6	0	14	0	15	558	307	560	342	63.7
Zone 2	5	13	4	2	26	64	415	455	450	534	-15.7
Zone 3	6	15	0	2	0	22	359	505	365	544	-32.9
Zone 4	4	3	0	2	0	0	786	711	790	716	10.3
Zone 5	1	0	0	0	100	31	382	675	483	706	-31.6
Zone 6	6	13	4	0	0	24	0	226	10	263	-96.2
Zone 7	9	5	2	4	6	0	170	234	187	243	-23.0
Zone 8	22	38	10	0	102	137	298	385	432	560	-22.9
Zone 9	122	168	14	14	40	46	83	503	259	731	-64.6
Zone 10	62	78	92	72	6	12	110	155	270	317	-14.8
Zone 11	153	196	16	50	18	48	993	1,430	1,180	1,724	-31.6
Zone 12	184	178	52	90	62	55	577	234	875	557	57.1
Zone 13	274	375	38	46	6	26	44	103	362	550	-34.2
Zone 14	249	413	8	0	21	20	201	308	479	741	-35.4
Zone 15	192	227	6	0	12	6	300	274	510	507	0.6
Zone 16	225	280	38	14	27	67	257	611	547	972	-43.7
Zone 17	579	728	32	46	71	45	453	641	1,135	1,460	-22.3
Zone 18	347	354	86	66	0	3	123	379	556	802	-30.7
Zone 19	363	404	16	26	0	3	284	311	663	744	-10.9
Zone 20	165	166	52	32	50	4	647	834	914	1,036	-11.8
Zone 21	137	223	100	58	0	0	281	178	518	459	12.9
Zone 22	148	310	58	72	74	95	134	165	414	642	-35.5
Zone 23	134	173	32	52	0	0	206	3	372	228	63.2
Zone 24	148	198	46	26	14	20	473	612	681	856	-20.4
Zone 25	125	233	22	50	63	54	156	97	366	434	-15.7
Zone 26	275	289	82	64	4	8	127	125	488	486	0.4
Zone 27	446	694	38	78	121	126	623	248	1,228	1,146	7.2
Montréal CMA	4,383	5,780	848	880	823	931	9,040	10,709	15,094	18,300	-17.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	80	47	0	14
Zone 3	0	0	0	0	0	2	0	0
Zone 4	0	0	0	0	28	0	4	0
Zone 5	14	0	0	0	9	130	0	0
Zone 6	0	8	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	3	0
Zone 8	8	24	0	0	0	22	0	0
Zone 9	0	0	0	0	0	12	0	0
Zone 10	0	0	0	0	0	4	10	0
Zone 11	0	0	0	0	42	80	50	48
Zone 12	0	19	0	0	0	8	5	0
Zone 13	0	0	0	0	0	12	0	6
Zone 14	3	0	0	0	16	14	12	9
Zone 15	0	6	0	0	48	32	44	12
Zone 16	0	29	0	0	20	24	48	0
Zone 17	0	0	0	0	63	12	12	24
Zone 18	0	0	0	0	10	23	6	3
Zone 19	0	0	0	0	2	42	20	24
Zone 20	4	4	0	0	68	64	24	12
Zone 21	0	0	0	0	16	48	6	0
Zone 22	18	10	0	0	16	18	0	13
Zone 23	0	0	0	0	0	0	0	0
Zone 24	0	0	0	0	87	36	0	0
Zone 25	3	11	0	0	12	36	0	0
Zone 26	4	4	0	0	14	11	6	0
Zone 27	8	16	0	0	52	4	6	0
Montréal CMA	62	131	0	0	583	681	256	165

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	0	15	0	0	558	307	0	0
Zone 2	26	58	0	6	408	441	7	14
Zone 3	0	22	0	0	210	209	149	296
Zone 4	0	0	0	0	467	495	89	216
Zone 5	100	31	0	0	285	527	74	6
Zone 6	0	24	0	0	0	226	0	0
Zone 7	6	0	0	0	134	189	24	45
Zone 8	102	137	0	0	298	385	0	0
Zone 9	40	46	0	0	38	134	35	347
Zone 10	6	12	0	0	91	146	19	9
Zone 11	18	48	0	0	456	716	537	660
Zone 12	62	55	0	0	126	213	407	21
Zone 13	6	26	0	0	13	85	31	18
Zone 14	21	20	0	0	92	182	109	126
Zone 15	12	6	0	0	172	195	108	79
Zone 16	27	67	0	0	143	266	84	345
Zone 17	71	45	0	0	295	347	158	294
Zone 18	0	3	0	0	70	153	53	176
Zone 19	0	3	0	0	100	197	184	114
Zone 20	50	4	0	0	515	495	42	339
Zone 21	0	0	0	0	205	169	76	9
Zone 22	74	88	0	7	107	107	27	58
Zone 23	0	0	0	0	37	0	169	3
Zone 24	14	20	0	0	337	392	100	220
Zone 25	63	54	0	0	150	73	6	24
Zone 26	4	8	0	0	63	17	40	108
Zone 27	89	126	32	0	289	176	252	36
Montréal CMA	791	918	32	13	5,659	6,842	2,780	3,563

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	80	47	0	14	80	61
Zone 3	2	2	0	0	0	0	2	2
Zone 4	5	0	24	0	4	0	33	0
Zone 5	0	0	23	130	0	0	23	130
Zone 6	0	2	0	8	0	0	0	10
Zone 7	1	1	0	0	3	0	4	1
Zone 8	12	8	0	46	0	0	12	54
Zone 9	25	22	0	12	0	0	25	34
Zone 10	5	26	0	4	10	0	15	30
Zone 11	21	18	42	80	50	48	113	146
Zone 12	19	34	0	8	5	0	24	42
Zone 13	41	34	0	12	0	6	41	52
Zone 14	36	62	16	12	12	9	64	83
Zone 15	67	59	16	0	44	12	127	71
Zone 16	40	48	12	24	48	0	100	72
Zone 17	100	76	55	6	12	24	167	106
Zone 18	65	50	8	19	6	3	79	122
Zone 19	53	55	0	38	20	24	73	117
Zone 20	32	27	66	68	24	12	122	107
Zone 21	36	28	16	48	6	0	58	76
Zone 22	30	38	20	21	0	13	50	72
Zone 23	32	29	0	0	0	0	32	29
Zone 24	38	19	87	36	0	0	125	55
Zone 25	41	52	12	36	0	0	53	88
Zone 26	53	35	14	11	6	0	73	46
Zone 27	57	58	48	4	6	0	111	98
Montréal CMA	811	783	539	670	256	165	1,606	1,704

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	2	37	558	305	0	0	560	342
Zone 2	33	75	410	439	7	20	450	534
Zone 3	6	45	210	203	149	296	365	544
Zone 4	12	7	459	493	89	216	790	716
Zone 5	18	30	368	528	74	6	483	706
Zone 6	10	29	0	234	0	0	10	263
Zone 7	17	11	134	187	24	45	187	243
Zone 8	112	129	320	431	0	0	432	560
Zone 9	176	216	38	146	35	347	259	731
Zone 10	162	164	89	144	19	9	270	317
Zone 11	187	294	456	716	537	660	1,180	1,724
Zone 12	298	323	126	213	407	21	875	557
Zone 13	320	451	11	81	31	18	362	550
Zone 14	288	435	82	180	109	126	479	741
Zone 15	348	411	34	17	108	79	510	507
Zone 16	356	385	77	242	84	345	547	972
Zone 17	710	869	267	297	158	294	1,135	1,460
Zone 18	451	453	52	123	53	176	556	802
Zone 19	413	463	66	167	184	114	663	744
Zone 20	267	208	515	489	42	339	914	1,036
Zone 21	239	281	203	169	76	9	518	459
Zone 22	264	397	123	180	27	65	414	642
Zone 23	182	225	21	0	169	3	372	228
Zone 24	205	230	340	406	100	220	681	856
Zone 25	200	322	160	88	6	24	366	434
Zone 26	361	361	63	17	40	108	488	486
Zone 27	555	870	307	204	284	36	1,228	1,146
Montréal CMA	6,192	7,721	5,489	6,699	2,812	3,576	15,094	18,300

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type October 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	% Change
Zone 1	0	1	2	0	8	0	32	500	42	501	-91.6
Zone 2	0	1	0	0	0	0	18	37	18	38	-52.6
Zone 3	0	0	0	0	0	0	4	0	4	0	n/a
Zone 4	0	0	0	0	0	0	42	165	42	165	-74.5
Zone 5	0	0	0	0	3	21	12	196	15	217	-93.1
Zone 6	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 7	0	3	0	2	0	0	10	42	10	47	-78.7
Zone 8	1	6	0	0	10	16	0	0	11	22	-50.0
Zone 9	8	26	0	2	4	8	0	0	12	36	-66.7
Zone 10	5	17	8	14	6	0	8	0	27	31	-12.9
Zone 11	14	27	4	0	0	5	87	0	105	32	**
Zone 12	12	9	4	4	10	8	42	30	68	51	33.3
Zone 13	20	41	2	2	0	0	5	0	27	43	-37.2
Zone 14	30	42	0	0	0	0	28	48	58	90	-35.6
Zone 15	27	32	2	0	6	0	22	10	57	42	35.7
Zone 16	24	25	2	2	3	0	60	187	89	214	-58.4
Zone 17	81	69	6	6	3	6	23	22	113	103	9.7
Zone 18	36	27	8	10	0	3	12	19	56	59	-5.1
Zone 19	47	59	2	6	0	3	24	68	73	136	-46.3
Zone 20	32	20	10	4	30	0	55	23	127	47	170.2
Zone 21	14	29	20	6	0	0	92	20	126	55	129.1
Zone 22	22	33	4	10	22	11	6	10	54	64	-15.6
Zone 23	15	17	6	0	0	0	4	0	25	17	47.1
Zone 24	23	31	4	0	4	3	45	28	76	62	22.6
Zone 25	6	19	6	2	13	6	54	0	79	27	192.6
Zone 26	30	31	16	2	0	0	3	12	49	45	8.9
Zone 27	43	58	2	0	0	13	82	7	127	78	62.8
Montréal CMA	490	624	108	72	122	103	770	1,424	1,490	2,223	-33.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Zone 1	1	3	12	6	27	4	689	675	729	688	6.0
Zone 2	8	11	2	2	22	118	438	599	470	730	-35.6
Zone 3	6	16	0	0	10	12	490	423	506	451	12.2
Zone 4	0	3	0	2	0	0	501	927	501	932	-46.2
Zone 5	1	1	0	0	34	71	768	822	803	894	-10.2
Zone 6	6	11	2	0	20	18	234	263	262	292	-10.3
Zone 7	5	10	6	2	0	0	162	371	173	383	-54.8
Zone 8	26	45	8	2	124	120	352	140	510	307	66.1
Zone 9	129	163	10	12	45	70	169	640	353	885	-60.1
Zone 10	56	94	100	70	12	39	162	317	330	520	-36.5
Zone 11	150	229	20	38	39	29	1,277	1,279	1,486	1,575	-5.7
Zone 12	162	250	28	74	131	44	441	412	762	780	-2.3
Zone 13	269	344	32	68	14	28	139	245	454	685	-33.7
Zone 14	287	417	2	0	31	27	225	319	545	763	-28.6
Zone 15	174	264	4	0	12	0	214	258	404	522	-22.6
Zone 16	204	311	32	10	63	20	478	887	777	1,228	-36.7
Zone 17	546	726	38	58	48	53	434	780	1,066	1,617	-34.1
Zone 18	337	387	62	74	3	16	328	406	730	883	-17.3
Zone 19	363	443	20	32	3	3	366	285	752	763	-1.4
Zone 20	140	181	30	30	42	3	822	288	1,034	502	106.0
Zone 21	119	232	80	34	0	0	416	154	615	420	46.4
Zone 22	153	326	66	102	70	60	149	310	438	798	-45.1
Zone 23	128	193	26	36	0	0	28	31	182	260	-30.0
Zone 24	141	215	36	32	20	38	498	460	695	745	-6.7
Zone 25	130	294	34	70	63	85	210	80	437	529	-17.4
Zone 26	271	264	70	70	8	0	119	283	468	617	-24.1
Zone 27	480	786	40	64	81	144	226	285	827	1,279	-35.3
Montréal CMA	4,292	6,219	760	888	922	1,002	10,335	11,939	16,309	20,048	-18.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market October 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Zone 1	8	0	0	0	32	160	0	340
Zone 2	0	0	0	0	18	28	0	9
Zone 3	0	0	0	0	4	0	0	0
Zone 4	0	0	0	0	42	162	0	3
Zone 5	3	21	0	0	12	54	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	4	0	6	42
Zone 8	10	16	0	0	0	0	0	0
Zone 9	4	8	0	0	0	0	0	0
Zone 10	6	0	0	0	8	0	0	0
Zone 11	0	5	0	0	67	0	20	0
Zone 12	10	8	0	0	42	30	0	0
Zone 13	0	0	0	0	5	0	0	0
Zone 14	0	0	0	0	4	30	24	18
Zone 15	6	0	0	0	10	10	12	0
Zone 16	3	0	0	0	48	0	12	187
Zone 17	3	6	0	0	13	12	10	10
Zone 18	0	3	0	0	12	16	0	3
Zone 19	0	3	0	0	24	43	0	25
Zone 20	30	0	0	0	40	17	15	6
Zone 21	0	0	0	0	57	14	35	6
Zone 22	22	11	0	0	6	10	0	0
Zone 23	0	0	0	0	4	0	0	0
Zone 24	4	3	0	0	39	22	6	6
Zone 25	13	6	0	0	54	0	0	0
Zone 26	0	0	0	0	3	0	0	12
Zone 27	0	13	0	0	0	7	0	0
Montréal CMA	122	103	0	0	548	615	140	667

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	27	4	0	0	669	327	20	348
Zone 2	22	118	0	0	431	212	7	189
Zone 3	10	12	0	0	194	356	296	11
Zone 4	0	0	0	0	464	521	37	206
Zone 5	34	71	0	0	443	454	295	226
Zone 6	20	18	0	0	228	263	6	0
Zone 7	0	0	0	0	150	260	12	82
Zone 8	124	120	0	0	352	140	0	0
Zone 9	45	70	0	0	119	105	28	535
Zone 10	12	27	0	12	152	127	10	15
Zone 11	39	29	0	0	275	201	1,002	1,024
Zone 12	131	38	0	6	189	164	252	248
Zone 13	14	14	0	14	79	24	60	221
Zone 14	31	27	0	0	126	193	99	126
Zone 15	12	0	0	0	134	167	80	91
Zone 16	63	20	0	0	267	239	211	648
Zone 17	48	53	0	0	264	338	170	442
Zone 18	3	16	0	0	159	184	119	222
Zone 19	3	3	0	0	143	176	223	109
Zone 20	42	3	0	0	500	163	322	30
Zone 21	0	0	0	0	346	145	70	9
Zone 22	70	60	0	0	116	146	33	164
Zone 23	0	0	0	0	22	12	6	19
Zone 24	20	38	0	0	310	424	188	36
Zone 25	63	85	0	0	176	51	34	29
Zone 26	8	0	0	0	31	83	64	200
Zone 27	57	132	24	12	67	184	41	101
Montréal CMA	898	958	24	44	6,406	5,659	3,685	5,331

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008	Oct 2009	Oct 2008
Zone 1	2	1	40	160	0	340	42	501
Zone 2	2	1	16	28	0	9	18	38
Zone 3	0	0	4	0	0	0	4	0
Zone 4	2	0	40	162	0	3	42	165
Zone 5	3	10	12	65	0	0	15	217
Zone 6	0	1	0	0	0	0	0	1
Zone 7	0	5	4	0	6	42	10	47
Zone 8	1	6	10	16	0	0	11	22
Zone 9	12	32	0	4	0	0	12	36
Zone 10	19	31	8	0	0	0	27	31
Zone 11	18	32	67	0	20	0	105	32
Zone 12	26	21	42	30	0	0	68	51
Zone 13	22	43	5	0	0	0	27	43
Zone 14	34	42	0	30	24	18	58	90
Zone 15	45	42	0	0	12	0	57	42
Zone 16	29	27	48	0	12	187	89	214
Zone 17	94	85	9	8	10	10	113	103
Zone 18	48	44	8	12	0	3	56	59
Zone 19	57	68	16	43	0	25	73	136
Zone 20	72	24	40	17	15	6	127	47
Zone 21	34	35	57	14	35	6	126	55
Zone 22	36	50	18	14	0	0	54	64
Zone 23	25	17	0	0	0	0	25	17
Zone 24	31	31	39	25	6	6	76	62
Zone 25	20	27	59	0	0	0	79	27
Zone 26	46	33	3	0	0	12	49	45
Zone 27	45	67	0	11	0	0	127	78
Montréal CMA	723	775	545	639	140	667	1,490	2,223

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - October 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	30	9	679	331	20	348	729	688
Zone 2	26	59	437	284	7	189	470	730
Zone 3	18	20	192	364	296	11	506	451
Zone 4	2	11	462	515	37	206	501	932
Zone 5	15	29	463	497	295	226	803	894
Zone 6	18	33	238	259	6	0	262	292
Zone 7	11	14	150	258	12	82	173	383
Zone 8	81	98	429	209	0	0	510	307
Zone 9	184	223	119	127	28	535	353	885
Zone 10	170	171	150	147	10	27	330	520
Zone 11	213	296	271	201	1,002	1,024	1,486	1,575
Zone 12	321	352	189	174	252	254	762	780
Zone 13	315	430	79	20	60	235	454	685
Zone 14	332	446	114	191	99	126	545	763
Zone 15	314	420	10	11	80	91	404	522
Zone 16	319	377	247	203	211	648	777	1,228
Zone 17	666	896	230	279	170	442	1,066	1,617
Zone 18	420	509	141	152	119	222	730	883
Zone 19	430	512	99	142	223	109	752	763
Zone 20	212	225	500	152	322	30	1,034	502
Zone 21	199	266	346	145	70	9	615	420
Zone 22	247	439	158	195	33	164	438	798
Zone 23	164	229	12	12	6	19	182	260
Zone 24	181	247	326	462	188	36	695	745
Zone 25	217	389	186	111	34	29	437	529
Zone 26	349	336	31	81	64	200	468	617
Zone 27	581	975	63	191	65	113	827	1,279
Montréal CMA	6,035	8,011	6,321	5,713	3,709	5,375	16,309	20,048

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
October 2009	0	0.0	1	10.0	5	50.0	2	20.0	2	20.0	10	360,000	406,100
October 2008	1	1.9	4	7.7	19	36.5	14	26.9	14	26.9	52	420,000	442,115
Year-to-date 2009	0	0.0	29	12.7	80	35.1	40	17.5	79	34.6	228	400,000	485,047
Year-to-date 2008	3	0.8	84	23.1	111	30.6	59	16.3	106	29.2	363	360,000	437,405
Laval													
October 2009	0	0.0	2	4.3	21	45.7	12	26.1	11	23.9	46	397,500	425,326
October 2008	0	0.0	2	2.6	29	37.2	32	41.0	15	19.2	78	400,000	430,115
Year-to-date 2009	0	0.0	24	4.1	226	38.5	193	32.9	144	24.5	587	400,000	447,523
Year-to-date 2008	2	0.2	122	15.1	292	36.1	239	29.6	153	18.9	808	395,000	411,010
North Shore													
October 2009	20	11.8	78	46.2	42	24.9	19	11.2	10	5.9	169	270,000	303,231
October 2008	9	3.8	93	38.8	80	33.3	45	18.8	13	5.4	240	317,500	333,775
Year-to-date 2009	60	3.4	728	41.0	594	33.5	267	15.1	125	7.0	1,774	300,000	335,155
Year-to-date 2008	114	4.6	1,229	49.1	713	28.5	286	11.4	162	6.5	2,504	289,000	318,554
South Shore													
October 2009	29	22.5	42	32.6	33	25.6	18	14.0	7	5.4	129	280,000	301,132
October 2008	12	6.9	73	42.0	49	28.2	25	14.4	15	8.6	174	300,000	330,063
Year-to-date 2009	110	10.5	392	37.5	309	29.5	159	15.2	76	7.3	1,046	300,000	319,090
Year-to-date 2008	134	8.0	712	42.6	483	28.9	221	13.2	123	7.4	1,673	290,000	321,490
Vaudreuil-Soulanges													
October 2009	5	11.6	9	20.9	15	34.9	11	25.6	3	7.0	43	360,000	348,605
October 2008	8	14.5	12	21.8	13	23.6	3	5.5	19	34.5	55	350,000	377,182
Year-to-date 2009	67	14.7	105	23.0	153	33.5	92	20.1	40	8.8	457	340,000	338,619
Year-to-date 2008	124	15.2	365	44.6	226	27.6	56	6.8	47	5.7	818	260,000	287,924
Montréal CMA													
October 2009	54	13.6	132	33.2	116	29.2	62	15.6	33	8.3	397	300,000	324,202
October 2008	30	5.0	184	30.7	190	31.7	119	19.9	76	12.7	599	345,000	358,633
Year-to-date 2009	237	5.8	1,278	31.2	1,362	33.3	751	18.4	464	11.3	4,092	335,000	355,906
Year-to-date 2008	377	6.1	2,512	40.7	1,825	29.6	861	14.0	591	9.6	6,166	300,000	334,400

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2009						
Submarket	Oct 2009	Oct 2008	% Change	YTD 2009	YTD 2008	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	445,700	n/a
Zone 3	--	--	n/a	--	829,375	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	425,455	n/a
Zone 7	--	--	n/a	--	436,364	n/a
Zone 8	--	--	n/a	715,714	694,796	3.0
Zone 9	--	363,529	n/a	436,344	375,200	16.3
Zone 10	--	411,304	n/a	367,086	348,144	5.4
Zone 11	513,750	467,595	9.9	546,168	477,670	14.3
Zone 12	419,000	512,000	-18.2	470,061	423,193	11.1
Zone 13	383,750	358,968	6.9	385,629	355,357	8.5
Zone 14	264,474	317,162	-16.6	300,856	290,373	3.6
Zone 15	299,550	325,357	-7.9	318,247	304,173	4.6
Zone 16	401,529	413,958	-3.0	446,122	432,582	3.1
Zone 17	282,722	369,032	-23.4	346,463	328,102	5.6
Zone 18	372,222	330,152	12.7	342,079	298,522	14.6
Zone 19	252,719	276,036	-8.4	276,762	274,072	1.0
Zone 20	315,769	315,556	0.1	338,101	325,709	3.8
Zone 21	242,111	288,000	-15.9	283,130	310,277	-8.7
Zone 22	322,368	333,000	-3.2	367,927	330,480	11.3
Zone 23	278,636	243,824	14.3	278,966	281,937	-1.1
Zone 24	503,800	444,448	13.4	431,155	417,115	3.4
Zone 25	--	468,438	n/a	352,828	342,557	3.0
Zone 26	198,031	249,290	-20.6	239,168	244,490	-2.2
Zone 27	348,605	377,182	-7.6	338,619	287,924	17.6
Montréal CMA	324,202	358,633	-9.6	355,906	334,400	6.4

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators October 2009										
		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	157.9	110.8	1,913	6.9	67.4	705
	February	718	7.25	7.29	159.5	111.3	1,910	7.2	67.4	708
	March	712	7.15	7.19	159.4	111.5	1,907	7.2	67.3	712
	April	700	6.95	6.99	159.2	112.2	1,902	7.5	67.3	714
	May	679	6.15	6.65	162.0	113.4	1,897	7.5	67.1	717
	June	710	6.95	7.15	162.2	113.8	1,893	7.5	66.8	725
	July	710	6.95	7.15	162.3	113.9	1,891	7.5	66.7	731
	August	691	6.65	6.85	163.4	113.3	1,892	7.4	66.6	737
	September	691	6.65	6.85	163.2	113.8	1,895	7.4	66.7	735
	October	713	6.35	7.20	163.2	112.9	1,900	7.4	66.8	735
	November	713	6.35	7.20	163.7	112.4	1,904	7.5	66.9	737
	December	685	5.60	6.75	163.7	111.8	1,905	7.5	66.9	740
2009	January	627	5.00	5.79	163.9	111.7	1,895	7.8	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,879	8.1	66.2	751
	March	613	4.50	5.55	164.9	112.7	1,868	8.6	66.2	758
	April	596	3.90	5.25	164.9	112.9	1,870	8.9	66.4	755
	May	596	3.90	5.25	165.2	113.9	1,878	9.4	67.0	753
	June	631	3.75	5.85	165.3	114.3	1,883	9.5	67.2	752
	July	631	3.75	5.85	165.3	113.8	1,880	9.6	67.1	756
	August	631	3.75	5.85	165.3	114.0	1,880	9.6	67.0	763
	September	610	3.70	5.49	165.6	113.8	1,874	9.5	66.7	764
	October	630	3.80	5.84		113.7	1,877	9.3	66.5	765
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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